



Under new ownership with NorthBridge,
offering institutional quality management



Flexible suite sizes starting at 18,000± SF
up to 48,000± SF



Move-in ready



WWW.DUNDASFORLEASE.COM

FOR LEASE

DUNDAS INDUSTRIAL PARK

440 DUNDAS DRIVE | JACKSONVILLE, FL 32218



SEDA PRESTON

+1 904 861 1142

seda.preston@colliers.com

JOHN COLE

+1 904 327 1772

john.cole@colliers.com


NORTHBRIDGE

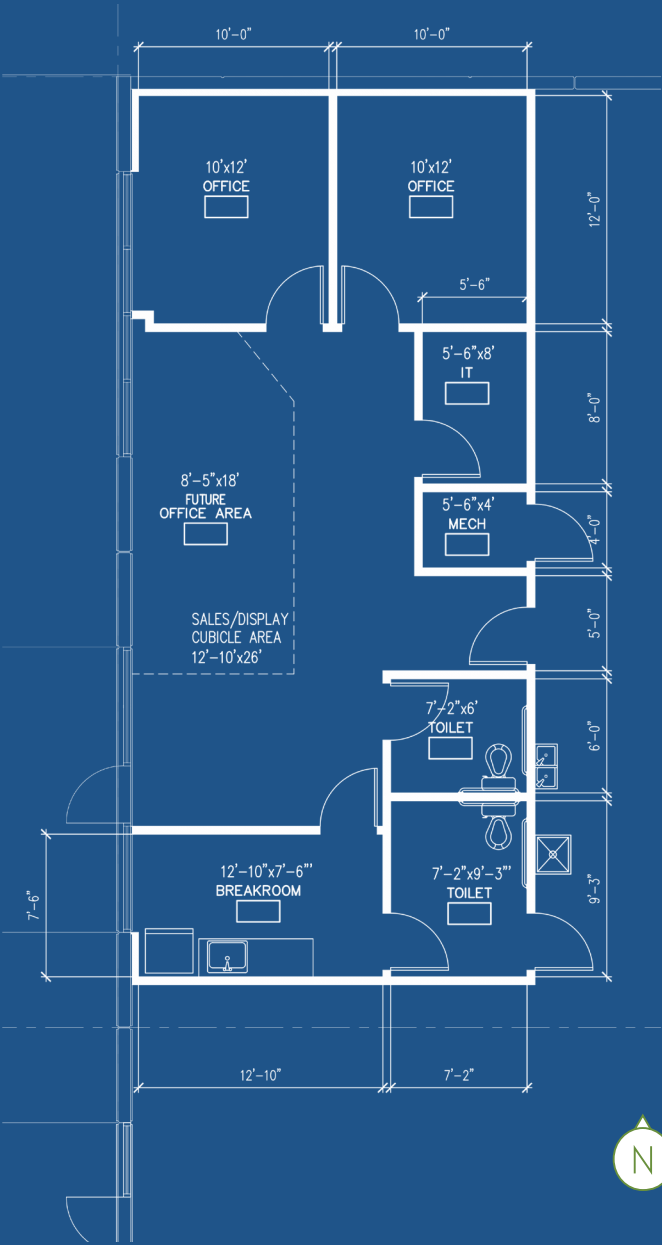
Colliers

Property Overview

DUNDAS INDUSTRIAL PARK
440 DUNDAS DRIVE | JACKSONVILLE, FL 32218

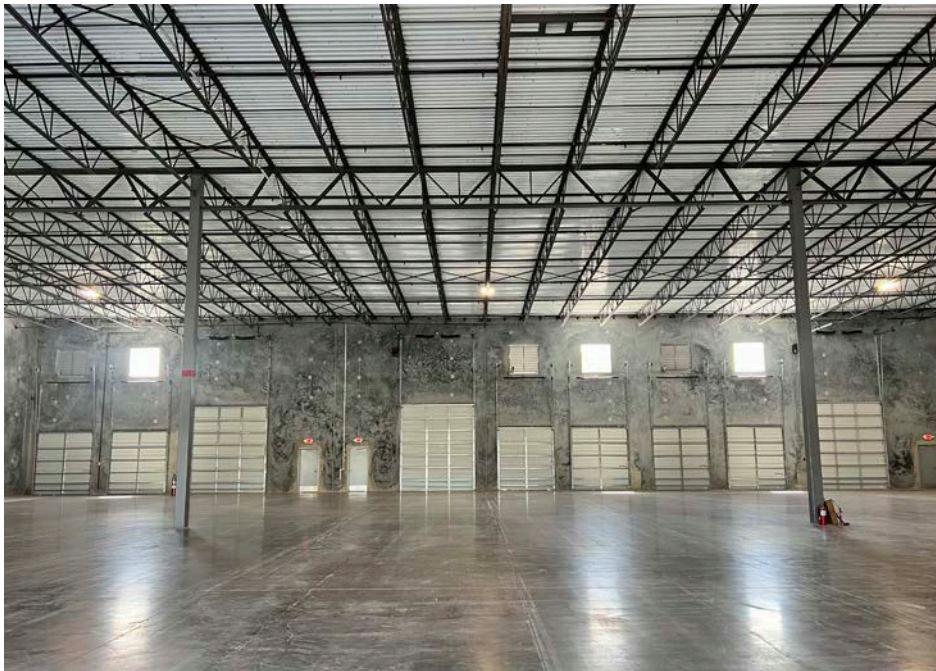
Site Area	6.92 Acres
Building Size	Building 2: 48,000 SF (divisible) Building 3: 30,000 SF
Office	Building 2: 900 SF Building 3: 900 SF
Building Dimensions	Building 2: 120'd x 400'w Building 3: 120'd x 250'w
Column Spacing	50'w x 60'd
Clear Height	26'
Loading Configuration	Rear
Dock Doors (9'x10')	Building 2: 16 Building 3: 10
Dock Doors (12'x14')	Building 2: 8 (ramp per tenant improvements) Building 3: 5 (ramp per tenant improvements)
Truck Court	170' shared
Concrete Apron	60'
Fire Protection	K-17 ESFR System per NFPA
Power	Building 2: 200a, 277/480v, 3p, 4w expandable to 1,600a Building 3: 200a, 277/480v, 3p, 4w expandable to 1,000a
Interior Lighting	Stumble lighting. Additional to suit
Roofing	60 mil TPO
Roof Insulation	R21
Construction Type	Tilt up
Slab on Grade	6" thick, 4,000 PSI, non-reinforced concrete
Auto Parking	.86 per 1,000 SF

OFFICE FLOOR PLAN



Property Aerial & Renderings

DUNDAS INDUSTRIAL PARK
440 DUNDAS DRIVE
JACKSONVILLE, FL 32218



*Existing Spec Office 900± SF

A Strategic Location

Dundas Industrial Park provides **excellent connectivity** to the region's major transportation infrastructure.

 **0.8**
Miles

 **2.8**
Miles

 **9**
Miles

 **6.6**
Miles
**JACKSONVILLE INT'L
AIRPORT**

 **11.5**
Miles
CSX INTERMODAL

 **7.5**
Miles
JAXPORT

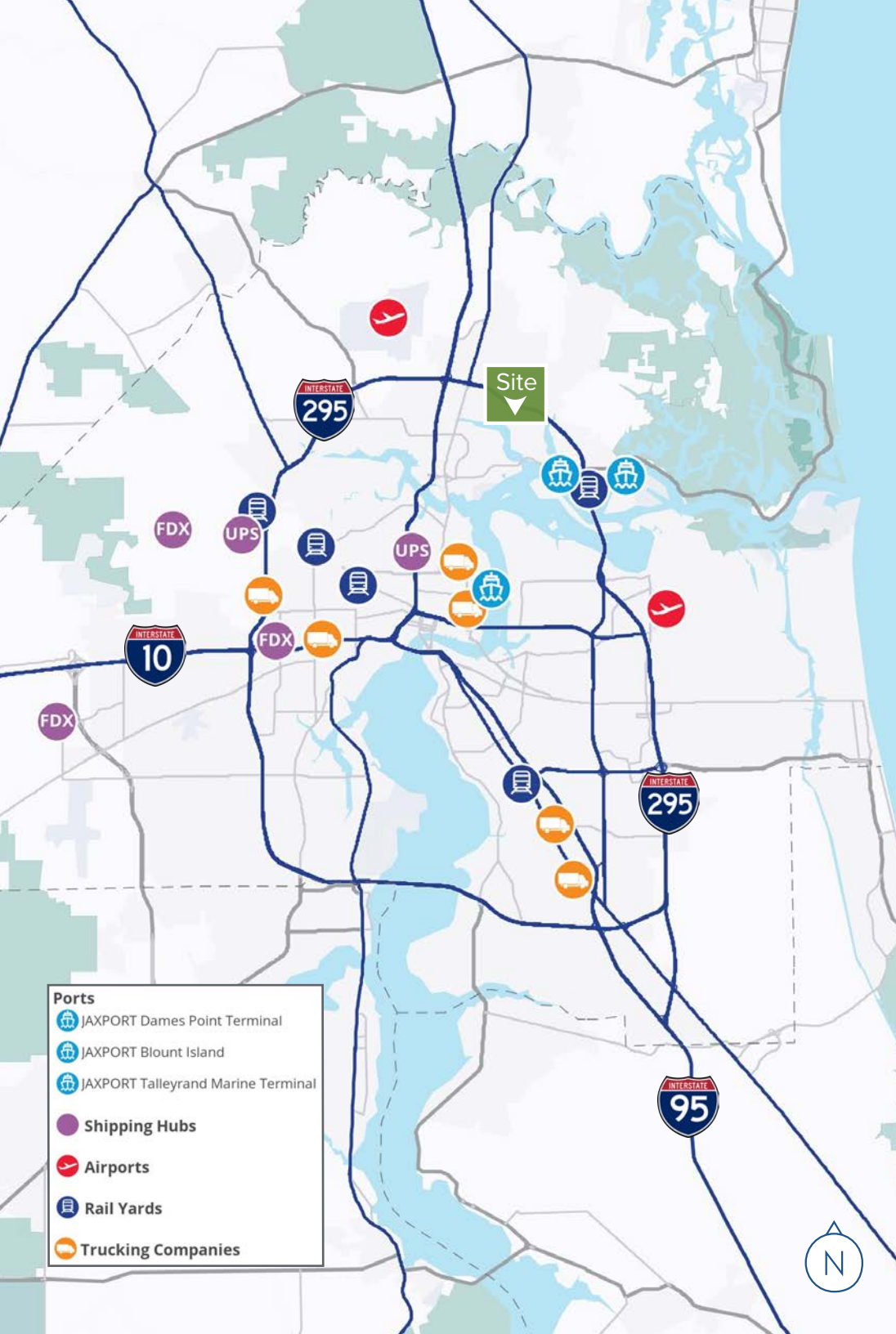
Jacksonville's **strong regional demographics** offers an affordable alternative to other metros in Florida and a **high quality of life** for skilled labor with a growing workforce.

DEMOGRAPHICS

	10 MINS	20 MINS	30 MINS
2024 Population	84,257	414,070	964,693
2029 Population	87,457	435,126	1,003,675
Population Change 2024-2029	3.8%	5.1%	4.0%
2024 Households	33,644	166,589	389,913
2024 Median Household Income	\$49,122	\$55,508	\$68,012
Bachelor's Degree or Higher	20%	27%	33%
2024 Unemployment Rate	5.8%	5.1%	4.3%
2024 Total Employees	39,998	201,426	494,180

Business-Friendly Environment

- Abundant regional labor pool with more than 3,000 exiting military members annually
- Total workforce of 872,000+
- Pro-growth local government
- Located in FTZ #64
- No state or local personal income tax
- No inventory tax



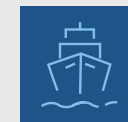
Interstate 95	0.8 miles
Interstate 295	2.8 miles
Interstate 10	9 miles



Norfolk Southern Intermodal Facility	9.6 miles
CSX Intermodal Facility	11.5 miles
FEC Intermodal Facility	14.3 miles



Jacksonville International Airport	6.6 miles
------------------------------------	-----------



JAXPORT Talleyrand	7.5 miles
JAXPORT Dames Point	7.5 miles
JAXPORT Blount Island	9 miles
Port of Savannah	134 miles
Port of Charleston	207 miles
Port of Tampa	233 miles

Contact

SEDA PRESTON

+1 904 861 1142
seda.preston@colliers.com

JOHN COLE

+1 904 327 1772
john.cole@colliers.com

Northpoint Industrial Park



Faye/New Berlin/Alta Corridor



DUNDAS INDUSTRIAL PARK



Dames Point Marine Intermodal Yard



Imeson Industrial Park



Dames Point Marine Terminal



Blount Island Marine Terminal



Colliers

76 S. Laura Street | Suite 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC